

Delegated Report		Analysis sheet		Expiry Date:		31/12/2014	
		N/A / attached		Consultation Expiry Date:		18/12/2014	
Officer				Application Number(s)			
Jonathan McClue				2014/6914/P			
Application Address				Drawing Numbers			
2 Fitzroy Close London N6 6JT				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Extension of a single dwelling house at roof level and changes to the external appearance including rendering of all facades and replacement of white upvc windows with grey aluminium windows							
Recommendation(s):		Grant Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Advertised in the Ham & High on 27/11/2014 Site Notice displayed from 26/11/2014					
CAAC/Local groups* comments: *Please Specify		None consulted					

Site Description

This application relates to a detached dwelling located within Fitzroy Close, which is a private (the road is only accessed by a modern gate) cul-de-sac of 5 detached properties. The character of the other dwellings in Fitzroy Close is mixed and the majority have been significantly altered, with the building at 1 Fitzroy Close (which used to match the appearance of the host property) being completely demolished and rebuilt with slate materials ref: PEX0200937. The other buildings in the surrounding area contain a mixture of design features and materials with a number of modern dwellings being built. In particular, a modern building has recently been constructed adjacent to the entrance of Fitzroy Place at 51 Fitzroy Park ref: 2009/1579/P.

The host building is not listed but falls within the Highgate Conservation Area. It is noted that it is not mentioned within the Highgate Conservation Area Appraisal and Management Strategy 2007, however, the adjacent dwelling at 1 Fitzroy Close is listed as a positive contributor (this is after it being rebuilt in slate). The character of the Highgate Conservation Area is formed by the relationship of topography, open spaces, urban form and architectural details.

Relevant History on Surrounding Properties

1 Fitzroy Close

PEX0200937: Planning permission was granted for the erection of a single family dwellinghouse including integral garage on December 2003.

4 Fitzroy Close

2011/4859/P: Planning permission was granted for the erection of a single storey extension at roof level on January 2012.

5 Fitzroy Close

2005/4621/P: Planning permission was granted for a glazed and rendered rear addition at roof level; two roof terraces; two-storey side extension on eastern elevation and full height glazed front entrance on February 2006.

Relevant policies

LDF Core Strategy and Development Policies

Core policies

- CS5 – (Managing the impact of growth and development)
- CS13 – (Tackling climate change through promoting higher environmental standards)
- CS14 – (Promoting high quality places and conserving our heritage)
- CS15 – (Parks, open spaces and biodiversity)

Development Policies

- DP24 – (Securing high quality design)
- DP25 – (Conserving Camden's heritage)
- DP26 – (Managing the impact of development on occupiers and neighbours)

Camden planning Guidance 2011 phase

- CPG 1- Design: Chapters 1, 2, & 4
- CPG 6- Amenity: Chapters 1, 6 & 7

Highgate Conservation Area Statement 2007

National Planning Policy Framework 2012

Assessment

Proposal

Planning permission is sought to extend the dwelling at roof level and to make changes to the appearance of the building by rendering over its brick exterior and replacing the existing white upvc windows with grey aluminium frames. The proposal includes a second floor extension to the eastern side of the building to create an additional bedroom and en-suite and the enlargement of the internal staircase which would be finished in a glazed material.

The main issues to assess here include the design of the proposed development and its impact on the Highgate Conservation Area and any resulting effects on the living conditions of the adjacent occupiers.

Second Floor Roof Extensions

The proposed roof extension would be built directly on the parapet of the eastern wing of the house and it would maintain the existing mono-pitched roof while raising it by 1.81m. Overall, the increase in height is considered to be modest and it would retain the principle distinguishing feature and original character of the building. This part of the building sits on a higher topography than the remainder of the property and other buildings within Fitzroy Close. Therefore, the raising of this mono-pitched element reflects the topography of the land sloping up from west to east and contributes to the proposal resulting in a balanced appearance to the host dwelling. The existing flat roof would be upgraded with the parapet wall to the front being raised slightly (200mm). As the parapet is set well back from the façade and behind a full height glass atrium, it is considered to have a minimal effect on the appearance of the host property.

The staircase extension would be enclosed with a glazed structure that would be setback from the front elevation of the building. Due to its scale, setback and lightweight construction it is considered that it would be in keeping with the host and surrounding properties.

The external extensions would be well setback from all of the neighbouring properties and screened to the east and south by mature vegetation. Due to the above factors and the nature and scale of the proposal, it is not considered that it would materially harm the living conditions of the surrounding properties by way of a loss of light, outlook or an overbearing effect. The resulting second floor bedroom would not benefit from any side or rear facing windows and it would not lead to a loss of privacy or a material increase in overlooking.

Rendering of Building and Replacement Window Frames

The external walls of the building would be rendered white to give it a modern and uniform appearance and the windows would be replaced with high quality aluminium frames to contrast with the render finish and to better articulate the composition of the facades. The more modern appearance would create a better relationship with the dark slate clad dwelling at 1 Fitzroy Park. A number of other buildings in the locality have been constructed or refurbished with modern materials with others benefitting from a render finish.

Conclusion and Recommendation

The proposed alterations are considered to be modest in terms of massing in relation to the host and surrounding buildings. The design would respect the dwelling and be subordinate in appearance. Overall, it is considered that the development would be in keeping with modern developments in the neighbouring vicinity resulting in the enhancement of the Highgate Conservation Area.

It is not considered that any undue harm would relate to the residential amenities of the surrounding residential properties.

On this basis, approval is recommended subject to conditions.